

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that 8 PEARL STREET INVESTMENTS, LLC, a Vermont limited liability company with a principal place of business in Williston, Vermont ("Grantor"), in consideration of the sum of Ten and More Dollars, paid to its full satisfaction by PRAXIS HOLDINGS, LLC, a Vermont limited liability company with a principal place of business in Essex Junction, Vermont, ("Grantee"), by these presents, does hereby **GIVE, GRANT, SELL, CONVEY and CONFIRM** unto the said Grantee, PRAXIS HOLDINGS, LLC, and its successors and assigns forever, a certain piece of land with all improvements thereon and appurtenances thereto in the Town of Essex, County of Chittenden and State of Vermont (the "Premises"), described as follows, viz:

Being all and the same lands and premises conveyed to 8 Pearl Street Investments, LLC by Warranty Deed from Douglas C. Lothrop to 8 Pearl Street Investments, LLC dated July 30, 2014 and recorded in Volume 919 at Page 656 of the Essex Land Records, and being more particularly described as follows:

Being all and the same lands and premises conveyed to Douglas C. Lothrop by Quitclaim Deed of Mary Patricia Lothrop dated January 21, 1994 and recorded in Book 322, Pages 585-586 of the Land Records of the Town of Essex and being more particularly described therein, in part, as follows:

Being all and the same lands and premises conveyed to Douglas C. Lothrop and Mary Pat Lothrop by Warranty Deed from John A. Russell dated December 3, 1985 and recorded in Volume 197 at Pages 626-627 of the Town of Essex Land Records, and being more particularly described therein as:

Being a parcel of land with a frame building situated thereon commonly known and designated as No. 8 Pearl Street, Essex Junction, Vermont, with a frontage on said Pearl Street of 55 feet, more or less, and a uniform depth of 115 feet, more or less, and a rear or southerly line of 55 feet, more or less.

Said lands and premises are bounded as follows: on the north by said Pearl Street, on the west by lands and premises commonly known and designated as 10-12 Pearl Street, on the south by lands and premises now or formerly of Lavoie and on the east by lands and premises now or formerly of the Chittenden Trust Company.

Included in this conveyance is the right of the Grantee, his heirs and assigns, to use in common with present and future owners of land and premises known as 10-12 Pearl Street, the driveway located between said 10-12 Pearl Street and the herein described 8 Pearl Street, as well as the driveway located westerly of said 10-12 Pearl Street.

Being all and the same lands and premises known as 8 Pearl Street, Essex Junction, Vermont.

The Premises are subject to and benefitted by: (a) a Cross Easement Agreement by and among Grantor, 4 Pearl Street Investments, LLC and Brett Grabowski dated on or about even date hereof and to be recorded in the Town of Essex Land Records; (b) taxes assessed on the Grand List not delinquent on the date of this Deed, which Grantee herein assumes and agrees to pay as part of the consideration for this Deed subject to such taxes being prorated between Grantor and Grantee

on the date this Deed is delivered; (c) the provisions of municipal ordinances, public laws and special acts; and (d) all easements and rights of way of record, not meaning to reinstate any claims barred by operation of the Vermont Marketable Record Title Act, 27 V.S.A. § 601, et seq.

Reference is hereby made to the above-mentioned instruments, the records thereof and the references therein contained in further aid of this description.

TO HAVE AND TO HOLD the said granted Premises, with all the privileges and appurtenances thereto, to the said Grantee, **PRAXIS HOLDINGS, LLC**, and its successors and assigns, to their own use and behoof forever; and the said Grantor, **8 PEARL STREET INVESTMENTS, LLC**, for itself and its successors and assigns, does covenant with the said Grantee, and its successors and assigns, that until the ensembling of these presents, Grantor is the sole owner of the Premises, and has good right and title to convey the same in the manner aforesaid, that the said Premises are **FREE FROM EVERY ENCUMBRANCE**, except as aforementioned; and it hereby engages to **WARRANT and DEFEND** the same against all lawful claims whatsoever, except as aforementioned.

IN WITNESS WHEREOF, **8 PEARL STREET INVESTMENTS, LLC** does hereby execute this Warranty Deed this 20th day of January, 2017.

8 PEARL STREET INVESTMENTS, LLC

Witness R. Puskas

By: [Signature]
Duly Authorized Agent

STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

On this 20th day of January, 2017, personally appeared P. Brett Grabowski, Duly Authorized Agent of **8 PEARL STREET INVESTMENTS, LLC**, to me known to be the person who executed the foregoing instrument, and he acknowledged this instrument, by him signed, to be his free act and deed and the free act and deed of **8 PEARL STREET INVESTMENTS, LLC**.

Before me, [Signature]
Notary Public

Printed Name: Robert H. Puskas

Notary commission issued in Chittenden County
My commission expires: 2/10/19

ACKNOWLEDGEMENT

Return Received (including Certificates and, if Required Act 250 Disclosure Statement) PTTR # 16-626

Signed Henry Willingham, Asst. Clerk

Date January 30, 2017

Essex, Vermont Town Clerk's Office
January 30 2017 at
9 o'clock 35 minutes PM
Received for record and recorded in
book 971 on page 657-658
of Essex Land records
Attest: Henry Willingham, Asst. Clerk